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**20 Rowacres, Bristol , BS14 0AP** **£1,500 Per Month**

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- Energy Rating - C
- Available 1st December
- Sliding Doors Opening to Garden
- Driveway Providing Off Street Parking
- Holding Deposit - £346
- Three Bedroom Home
- South Facing Garden
- Close To Local Amenities
- Well Presented Throughout
- Security Deposit - £1730

This well-proportioned three-bedroom home offers approximately 882 sq ft of accommodation, with a layout that works brilliantly for both family life and entertaining.

You enter the property via a useful porch before stepping into the generous living room. At over 16ft in length, there is plenty of space for comfortable seating, creating a relaxing retreat to unwind at the end of the day. From here, the accommodation flows through into the dining room, providing a fantastic space for family meals or hosting friends, with direct access out to the rear garden helping to bring the outside in during the warmer months.

The kitchen sits alongside the dining room and offers a practical workspace with plenty of potential to make it your own. Together, the kitchen and dining room form the heart of the home and, subject to the relevant permissions, could also offer exciting scope for somebody looking to create a more open-plan style of living.

Upstairs, bedroom one is a generous double measuring approximately 13ft, while bedroom two is another well-proportioned double and benefits from built-in storage. The third bedroom is a really versatile space, perfectly suited as a child's bedroom, nursery or home office depending on the occupier's needs. Completing the first floor is the family bathroom.

Externally, this home benefits from front and rear gardens, with the latter being the larger and a particularly attractive feature thanks to its south-facing aspect. The rear garden is an ideal space to relax and enjoy the warmer months, being primarily laid to lawn with a useful patio area for al fresco dining, alongside a generous storage shed.

Overall, this is a fantastic three-bedroom home with a practical layout, generous living space and plenty of versatility

Living Room 16'8" x 13'0" max (5.09 x 3.98 max )

Dining 10'11" x 9'0" (3.35 x 2.75)

Kitchen 10'11" x 7'5" (3.35 x 2.27)

Bedroom One 13'0" x 9'4" (3.97 x 2.87)

Bedroom Two 9'11" x 8'11" (3.04 x 2.73)

Bedroom Three 10'2" x 7'1" (3.11 x 2.17)

Basthroom 6'4" x 5'4" (1.94 x 1.65)

Tenure - Freehold

Council Tax Band - C

















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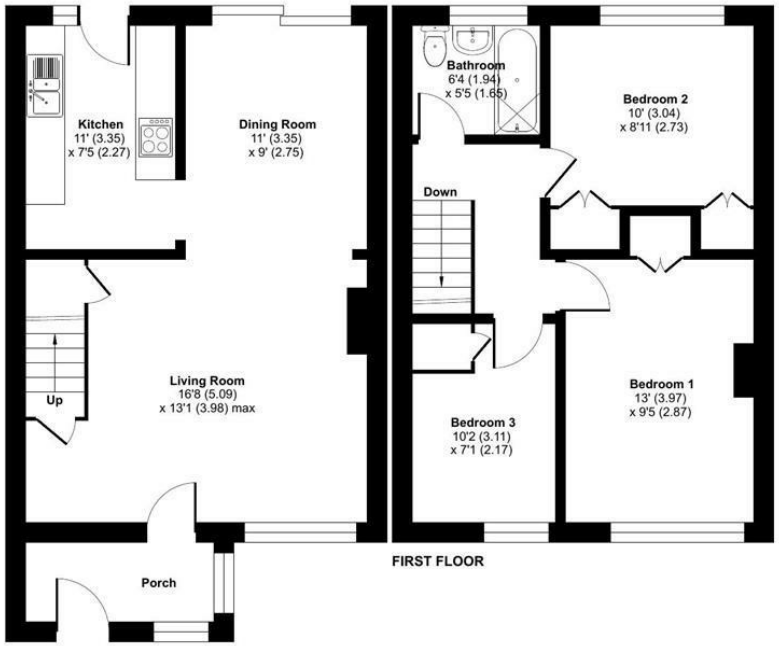
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# Rowacres, Bristol, BS14

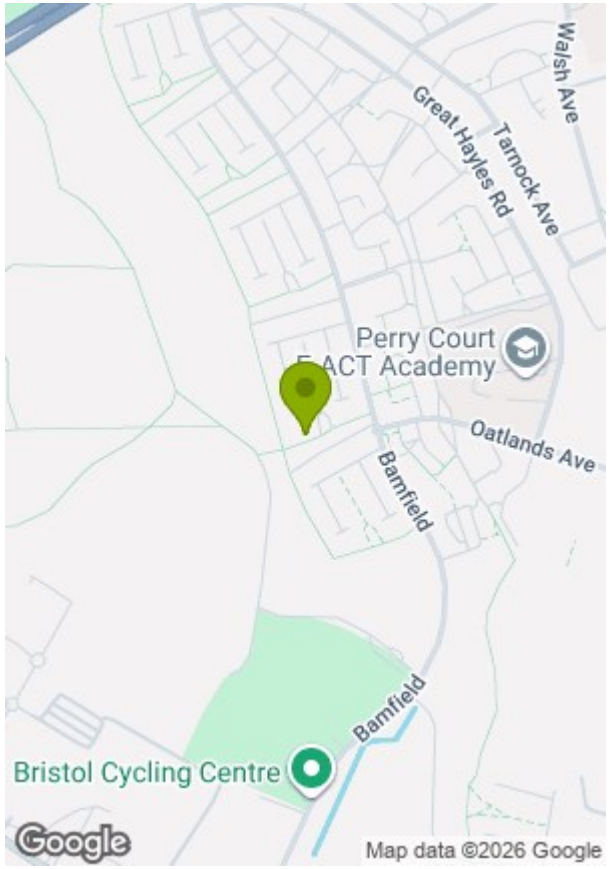
Approximate Area = 882 sq ft / 81.9 sq m

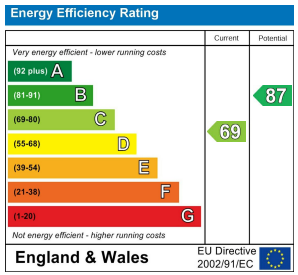
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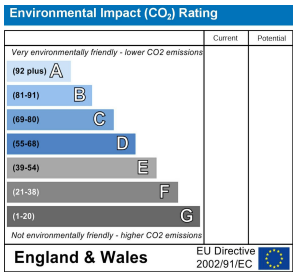



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Greenwoods Property Centre. REF: 1525360

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